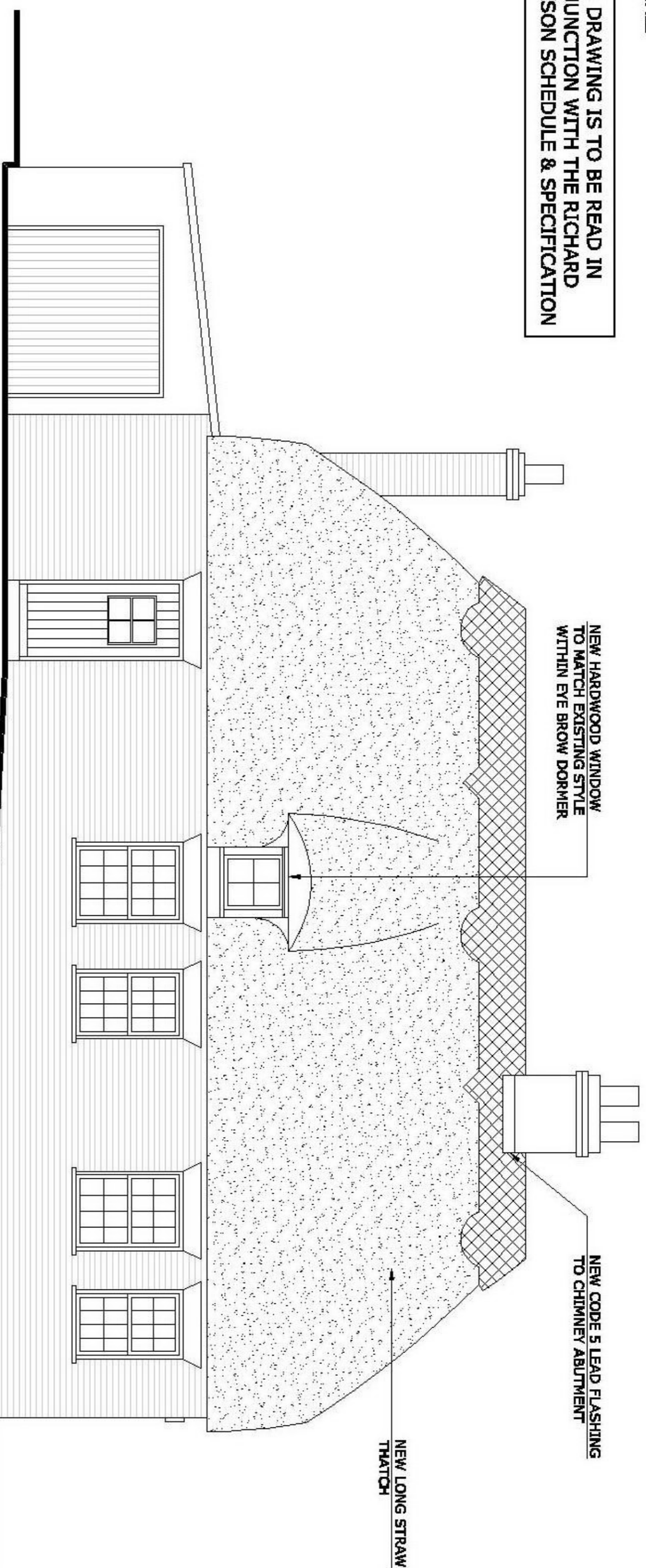
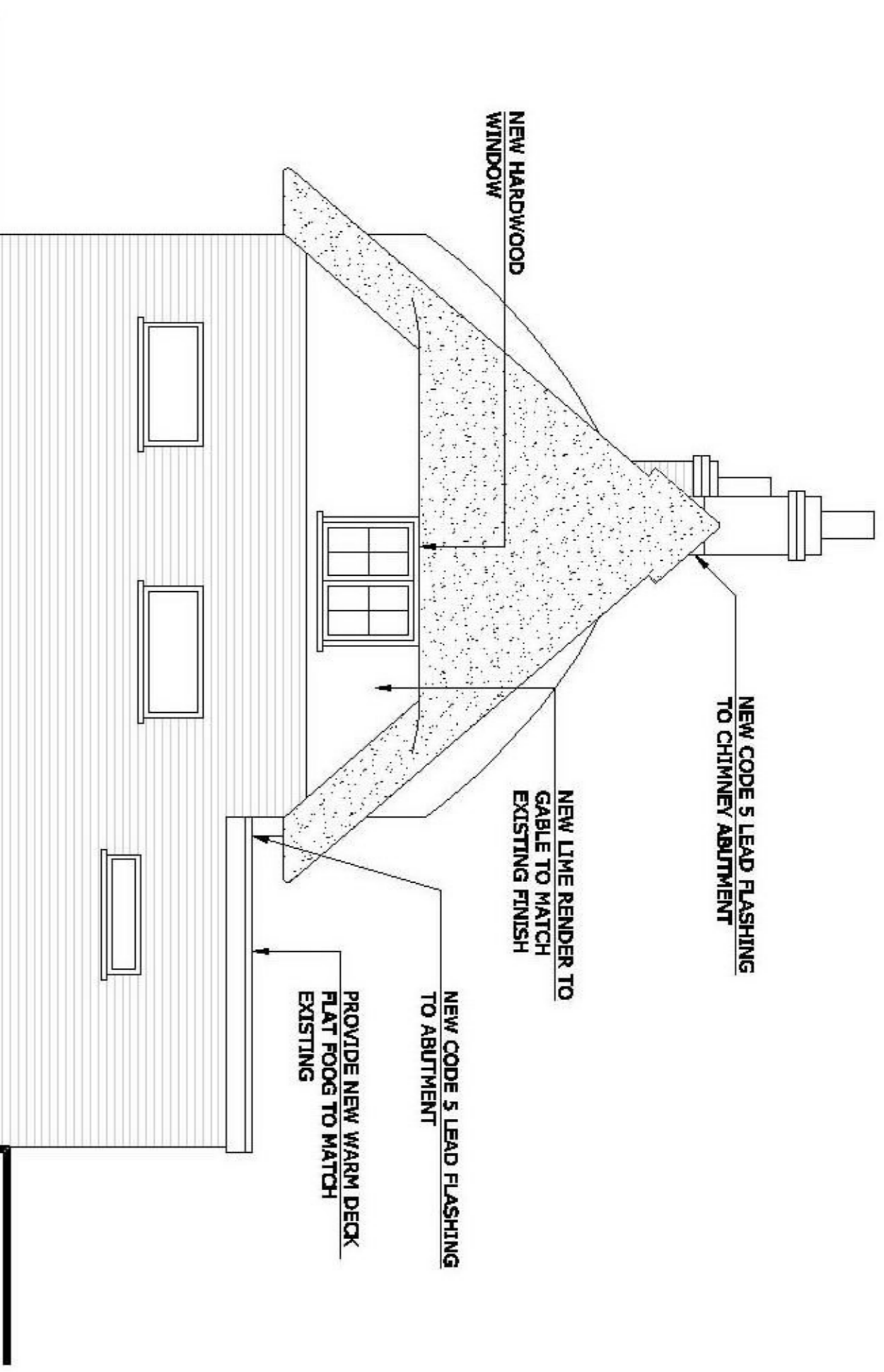


THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RICHARD JACKSON SCHEDULE & SPECIFICATION



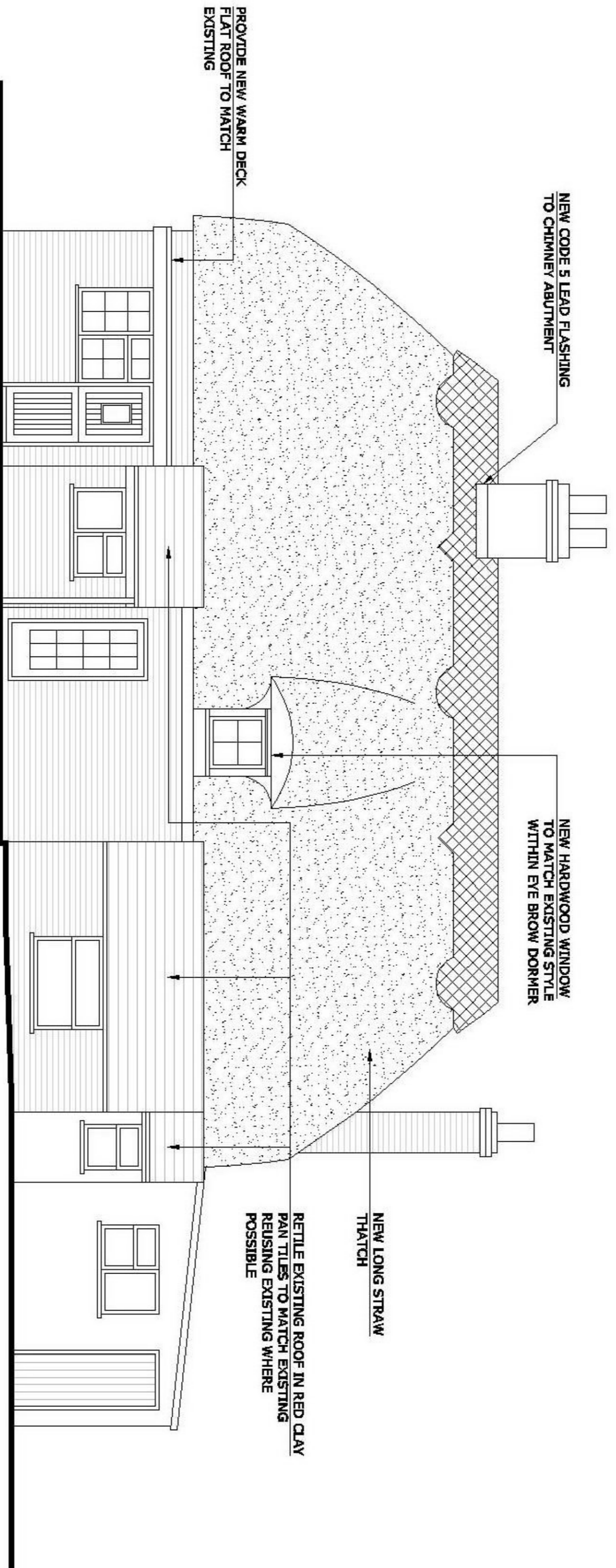
PROPOSED FRONT ELEVATION

SCALE 1:50



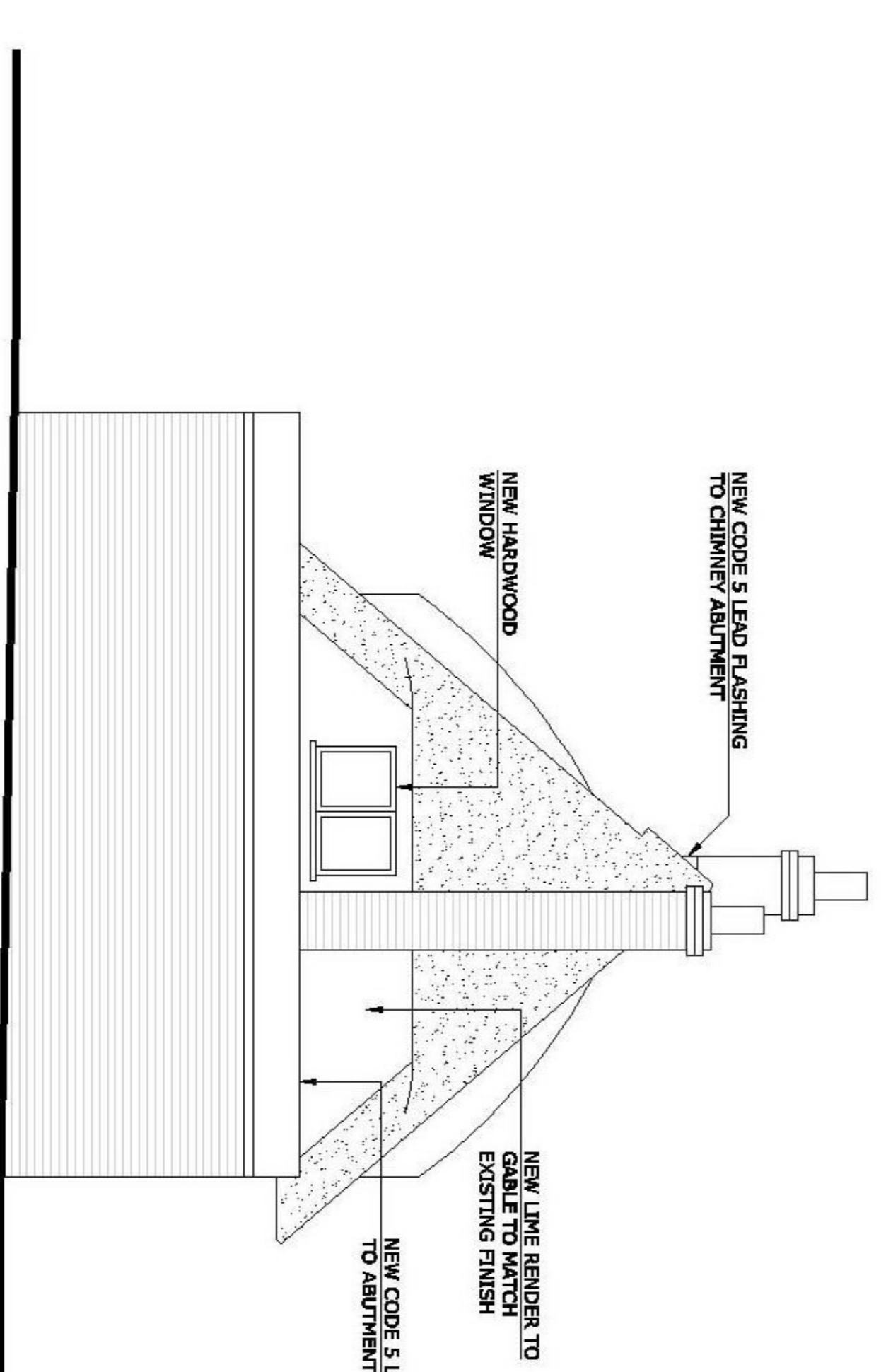
PROPOSED RIGHT HAND ELEVATION

SCALE 1:50



PROPOSED REAR ELEVATION

SCALE 1:50



PROPOSED LEFT HAND ELEVATION

SCALE 1:50

HEATING AND HOT WATER SYSTEMS (CONVENTIONAL, VENTED & UNVENTED CENTRAL HEATING SYSTEMS)

Low pressure hot water central heating system, designed and fitted in accordance with BS5449 'Code of Practice for central heating for domestic premises', with radiators in all rooms, to comprise gas/oil fired central heating boiler of suitable rating with balanced flue, (provide adequate guarding to boiler flue if less than 2000mm above ground level) supplied and installed by Specialist Corgi Registered Heating Engineer in order to provide full central heating & hot water throughout the building. Boiler to be sited on external wall minimum 300mm from any operable windows. Permanent vent to be fitted in room containing boiler, with cross sectional area equal to or not less than boiler output or minimum 10,000sqmm. Sky immersion heater to be fitted to hot water cylinder in airing cupboard. Hot water cylinder fitted with a 75mm thick factory applied foam insulation. Heating zone devices to control heating periods to be incorporated together with interlock controls to switch off boiler when no heat is required. All radiators are to be fitted with thermostatically controlled valves. Position of radiators, timer and thermostats etc. to be agreed with owner. All central heating & hot water pipes in unheated spaces are to be fully insulated for at least 1 metre from their connection points up to where they become concealed with 15mm insulation wrap.

HEATING AND HOT WATER SYSTEMS (CONVENTIONAL, VENTED & UNVENTED CENTRAL HEATING SYSTEMS)

Alternatively, provide a BBA approved unvented hot water system, comprising of a Heatecra or Sadia Megaflo (or equal approved) hot water cylinder (with 75mm factory applied insulation to provided to the cylinder) + fittings including thermostats & timer controls etc. connected directly to sealed gas boiler fed from cold water mains, designed & installed by specialist CTRB approved heating engineer in accordance with BS1566 or BS3198

Contractor to provide clients with an operating manual for the central heating system after installation, to ensure efficient use of the system.

Minimum boiler capacity to enable adoption of maximum 'U' values shown on this drawing to be as follows:-

- i) Mains Natural Gas Boiler - 90%
- ii) LPG = 80%
- iii) Oil = 85%

LEAD WORK AND FLASHINGS

All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all gables and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

RAINFALL DRAINAGE

Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 80mm dia UPVC 40mm dia down pipe. Down pipes to be 110mm dia UPVC pipes surrounded in 150mm granular fill. Scalesway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of scalesway. Paved areas to be suitably drained free from storm water.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid damage to nearby structures, cables, pipes, etc. or in the ground covered, or to be covered by the building.

SITE PREPARATION

Supply and install all structural elements such as beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details.

REPLACEMENT WINDOWS

(max. 'U' value of Windows & Rooflights 0.16 W/m² K for UPVC & Timber frames)

To be windows of hardwood materials with double glazed sealed units with 24mm thick (4:16:4), with 4mm thick low-E, En-0.05 glazing, 16mm air gap, & 4mm glass outer pane.

All window frames to be set in walls (where applicable) to have extended sills if necessary to ensure a suitable overhang/drip.

Opening lights to be draught/weather sealed and frames to be sealed internally & externally to sill, head & jambs with a proprietary sealant. Provide permanent trickle vents in head of frame giving 5000 sq. mm vent to habitable rooms with a maximum velocity of 0.25 m/s. Provide a minimum of 1750mm above finished floor level, or 1500mm above finished floor level & glazing to doors within a distance of 900mm above finished floor level & glazing to doors within a distance of 1500mm above finished floor level (extending 300mm either side of door) to be safety glass to BS6206:1981 to windows and doors.

Note :- All habitable rooms above first floor level where new windows are being provided to have escape windows of minimum clear opening size of 750mm x 450mm. Heights to match existing.

VENTILATION (BATHROOM/WC)

Mechanical ventilation to be capable of discharging 15litres/sec to external air. Position and ducting to be determined on site. Internal bathroom/wc to have a fan with a 15 minute overrun, and be provided a 10mm gap beneath door.

VENTILATION (KITCHEN)

Mechanical ventilation to be combined with cooker extractor hood and to be capable of discharging 30litres/sec to external air or independent mechanical vent capable of discharging 60 litres/second. Position and ducting to be determined on site.

Project
THE THATCH COTTAGE
WIX ROAD
BRADFELD
CO11 2UX

Title
PROPOSED ELEVATIONS

Client
MR & MRS DORAN

Drawn	J. BAKER	Date	MAY 2021
Checked	R. WINDLER	Scale	AS SHOWN @ A1
Approved	R. WINDLER		

This drawing is to be read in conjunction with all other Designer's drawings and all project information is to be referred to the Contract Administrator's instructions.



Drawing No.	53404/B/03	Revision	
Drawing Status	<input checked="" type="checkbox"/> NEGOTIATION <input type="checkbox"/> APPROVAL <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> AS CONSTRUCTED		
REV	DATE	DESCRIPTION	DRAWN/CHKD